

54-3-64 ✓

48-131

TRANSFER
TAX
PAID

WARRANTY DEED

27054

LAURIE A. HAWKES of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to RICHARD M. THOMAS of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situate in said Waterville, in said County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at the intersection of the southerly line of Gilman Street with the easterly line of West Street at a granite monument; thence southerly in the easterly line of West Street eighty-five and one tenth (85.1) feet to a granite monument; thence easterly and parallel with the southerly line of Gilman Street one hundred (100) feet to a granite monument; thence northerly and parallel with the easterly line of West Street eighty-five and one tenth (85.1) feet to the southerly line of Gilman Street; thence westerly in the southerly line of Gilman Street one hundred (100) feet to the point begun at; being Lot No. Six (6) on a plan of Gilman Field, so-called, made for Waterville Land Company by John H. Burleigh, C. E. June 12, 1905 and on file in the Registry of Deeds of Kennebec County.

This conveyance is made on the express condition that no building other than a private dwelling house, private stable and their appurtenances (said dwelling house when fully completed, including plumbing and heating apparatus to cost not less than twenty-five hundred dollars) shall be erected upon the above described premises, and that not part of any building, including piazza, porticoes and bay window, but not including door steps, shall be erected nearer to the southerly line of Gilman Street or the easterly line of West Street than fifteen (15) feet.

Being the same premises conveyed to Laurie A. Hawkes by warranty deed of Robert J. Butler and Estelle R. Butler, dated January 7, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1877, Page 137.

This conveyance is subject, however, to an existing mortgage given by Estelle R. Butler and Robert J. Butler to Waterville Savings Bank, now known as Peoples Heritage Savings Bank, dated January 7, 1976 and recorded in the Kennebec County Registry of Deeds, Book 1877, Page 139. Said mortgage was assumed by Laurie A. Hawkes in Book 2437, Page 350. The Grantee herein hereby agrees to assume and pay said mortgage and hold the Grantor herein harmless therefrom.

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WITNESS my hand and seal this 21 day of November, 1986.

Maile McDougall
witness

Laurie A. Hawkes
LAURIE A. HAWKES

THE STATE OF MAINE

Kennebec, ss.

11/21, 1986.

Then personally appeared the above named LAURIE A. HAWKES and acknowledged the foregoing instrument to be her free act and deed.

Before me, David A. Casgrove
Notary Public
David A. Casgrove



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